

9/7/10 - Tuesday, September 7, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of September 7, 2010

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Larson, Hibbard, Pearson, FitzGerald, Duax

Staff Present: Messrs. Tufte, Reiter, Genskow,

The meeting was chaired by Mr. Kaiser.

1. CONDITIONAL USE PERMIT (CZ-1016) “ Office in I-1 District, 320 Putnam Street

Mr. Kaiser stepped down as chair due to a conflict of interest with this item. Mr. Kayser became acting-chair. Lutheran Social Service has submitted a request to allow an office use in an I-1 district at 320 Putnam Street. They will move the program called æPositive Avenues to the site because of larger available space. The building has other non-industrial uses, including Community Table, which has a conditional use permit. There will be 2-3 employees on site and most clients do not drive. There will be no overnight stays at this facility. Hours are from 9 a.m. to 4 p.m., Monday through Saturday.

Susan Howe, program director, appeared in support. No one appeared in opposition.

Mr. Klinkhammer moved to grant the request. Mr. Seymour seconded and the motion carried. Mr. Kaiser abstained.

2. ACQUISITION OF RIGHT-OF-WAY “ Slawson Court

Mr. Genskow stated that the City Council has approved the reconstruction of Slawson Court which includes the acquisition of a triangular parcel of land at the northeast corner of Parcel #6-638A. This will allow the realignment of Slawson Court with Rod and Gun Park Drive.

Mr. Kayser moved to recommend approval. Mr. Pearson seconded and the motion carried.

3. FINAL PLAT (P-3-04 AMD) “ Deer Brook, Town of Washington

David Mihm has submitted a request to amend the final plat of Deer Brook, specifically Lot 6, to allow a larger home on the property. The plat was approved with re-subdividable lot lines, which requires a house to be set to one side. Lot 6 is only 120 feet wide, and moving a lot line to a side will render the remaining area nonconforming, because it will be below 60 feet in width. The proposed house on the site is 68 feet in width. Mr. Tufte stated that if this were to be approved it would be the first time for the Plan Commission to remove a re-subdividable lot line.

Mr. David Mihm, 3445 Remington Road, appeared in support.

Mr. FitzGerald moved to recommend approval of the removal. Mr. Kayser seconded and the motion carried.

4. STREET VACATION “ Venus Avenue

Mr. Genskow stated that two property owners have requested the vacation of Venus Avenue just south of Eddy Lane for 132 feet. The street does not connect to any other properties and the two owners will share the land which will primarily be driveway access. The remainder of the street to the south has been developed into a cul-de-sac. There are no public utilities in the right-of-way.

No applicant appeared in support.

Mr. FitzGerald moved to recommend approval, Mr. Kayser seconded and the motion carried.

5. SITE PLAN (SP-1030) “ Parking Lot Cedar Creek Church

Kramer Land Design Studio has submitted a site plan for expansion of a parking lot for Cedar Creek Church at 3521 Eastwind Drive. The proposed lot is for 40 stalls added to the north of the existing parking area.

Mark Erickson, Kramer Land Design Studio, appeared in support and stated that the church will be updating the lights for the whole project.

Dave Lennander, representing the church, stated that they will also remedy the missing landscape trees.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report, Mr. Kayser seconded and the motion carried.

**6. SITE PLAN (SP-1031) “ Phase 1, Prairie Park
and**

**FINAL CONDO PLAT (P-5-10) “ Prairie Park Condominiums
and
CERTIFIED SURVEY MAP (CSM-2-10) “ Right-of-way Dedication, Prairie Park Drive**

Rooney Properties has submitted a site plan for Phase 1 of the Prairie Park development, a final condo plat, and a Certified Survey Map dedicating right-of-way for Prairie Park located on the west side of Hwy. 53, a half mile south of I-94. The number of units is 31 on the site plan and consists of 5 three-plexes and 4 four-plexes. There is also a recreational tot lot. Mr. Tufte stated that the designs of the units meet the design standards of the City. Additional parking has been provided by widening the private drive to 28 feet in width to allow parking on one side.

Bill Albright, representing Rooney Properties, appeared in support. He described the adjustments made to the buildings to meet the design standards.

Mr. FitzGerald moved to approve the site plan and recommend the final condo plat and the CSM with the conditions listed in the staff report, adding to the site plan a condition that all units will have back-lit address numbers on the front of the buildings. Mr. Klinkhammer seconded and the motion carried. Mr. Hibbard and Mr. Kayser voted no.

7. SITE PLAN (SP-1032) “ Pawn America Store, 2605 Mall Drive

Cedar Corporation has submitted a site plan for a retail store for Pawn America located on Mall Drive. The site plan shows an 18,000 square foot building with 10,440 square feet of retail space, and 59 parking stalls. Required parking is 42 stalls for the retail space. They have submitted a letter indicating the need for the additional stalls. Traffic control islands are provided with landscaping.

Dean Larsen, Acquisition Realty, spoke in support. He stated with the ten employees on site, 32 stalls is inadequate given the customer draw to the store particularly in the shopping season. Most of the items sold are electrical and jewelry, with no outside storage. Much of the product on display is close-out products from other stores.

Chuck Armstrong, Burnsville, MN, representing Pawn America, also stated the need for additional parking and that the store does use a system similar to the City™s for leads-on-line to keep law enforcement informed on items pawned.

Mr. Kayser moved to approve the site plan with the conditions listed in the staff report. Mr. Klinkhammer seconded and the motion carried. Mr. Hibbard voted no.

8. SITE PLAN (SP-1033) “ Dove Health West Addition, 1405 Truax Blvd.

Kramer Land Design Studio has submitted a site plan for an addition, with added parking for the Dove Health Care facility at 1405 Truax Blvd. The site plan shows a 67™ x 63™ addition to the rear of the building (2 stories) with expanded parking to the north. The parking addition adds 23 stalls to the west parking lot and 56 stalls to the north parking lot. A new covered entrance will also be provided.

Mr. Mark Erickson, Kramer Land Design Studio, addressed the landscaping and drainage concerns of the staff report. Kevin Barnes, Royal Construction, addressed the trash storage indicating there will be a large compactor within the building. A landscape designer will also be employed to submit a revised landscape plan.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

9. SITE PLAN (SP-1034) “ Dove Health South, 3656 Mall Drive

Kramer Land Design Studio has submitted a site plan for expansion of a parking lot at Dove Health Care facility at 3656 Mall Drive. The site plan shows a 39-stall parking lot to the rear (west) of the facility with two 24™ wide driveways to London Road. The added parking does result in the parking on-site being beyond the maximum parking standard of the city. Applicant states that the added parking is needed for a future expansion of the facility.

Mark Erickson, Kramer Land Design Studio, appeared in support. Kevin Barnes, Royal Construction, also appeared and stated that this lot is primarily for staff.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

10. Discussion/Direction

A. South Hasting Way Existing Conditions and Issues Report.

Mr. Tufte reviewed with the commission the consultant™s report on the existing conditions for S. Hastings Way study. This is the first part of a land use analysis for the reconstruction of S. Hastings Way for 2012. The next meeting with the community is Thursday, September 9, 2010, at Regis High School.

B. West Riverside District Plan

Mr. Tufte invited the Plan Commission to the next meeting of the Advisory Committee of the West Riverside District Plan on Wednesday, September 8, 2010, at the Senior Center building.

C. Site Plan Timelines/Expiration Dates

Mr. Tufte presented a proposed amendment to the Site Plan Chapter of the Zoning Code which establishes timelines/expiration dates for approved site plans. The commission discussed the draft and recommended that site plans be valid for 3 years from the date of

approval and thereafter the applicant must resubmit. Staff was directed to present the ordinance for public hearing and approval.

D. Change of Plan Commission Meeting Date of November 1

The City Council adopted a resolution designating November 1 as the 2011 Proposed Budget public hearing date. It has been requested that the Plan Commission consider changing its meeting date due to the schedule conflict. It was the consensus of the Commission to suspend the Commission meeting unless a special meeting is needed at 5 p.m. on November 1, 2010.

E. APA Plan Commission Member Fees

At the request of a commissioner, Mr. Tufte stated that membership in the national APA organization for the commission costs the city \$550/year. It was the consensus of the commission to keep the benefit since it keeps commissioners up-to-date on current issues in planning.

F. Town of Union " Comprehensive Plan Amendment

Mr. Hibbard excused himself from the meeting.

Mr. Tufte explained the proposed second amendment to the Town of Union™s Comprehensive Plan and the map and text amendments which accompany it. Mr. Tufte pointed out the four major areas of conflict with the City™s Comprehensive Plan and the concerns it creates. Their amendment also includes language which appears to negate the amendments by making more restrictive guidelines apply. Mr. Tufte prepared a draft letter to the Town listing the concerns.

The commission directed staff to send the letter.

MINUTES

The minutes of the meeting of August 16, 2010, were approved.

Joe Seymour, Secretary